

1 **Planning Board Minutes**  
2 **Tuesday, August 31, 2004**  
3

4 **Memorial Building**  
5 **150 Concord Street, Public Hearing Room**  
6

7 Those present: Thomas Mahoney, Chairman, Ann Welles, Vice Chairman, Carol Spack, Clerk,  
8 Sue Bernstein. Also present were Jay Grande, Planning Board Director and Mary  
9 Reynolds Administrative Assistant Andrea Carr-Evans arrived at 7:30.

10 Meeting was called to order at 7:10 pm

11 **I. Approval of Minutes**

12 The Board reviewed the Jan 13, 2004 meeting minutes. Minor changes were  
13 recommended. *Carol Spack moved to accept the minutes as transcribed with minor*  
14 *edits. Sue Bernstein seconded the motion. The vote was 3 in favor 0 opposed.*

15 The Board reviewed the Jan 27, 2004 meeting minutes. Minor changes were  
16 recommended. *Carol Spack moved to accept the minutes as transcribed with minor*  
17 *edits. Sue Bernstein seconded the motion. The vote was 3 in favor 0 opposed*

18 The Board reviewed the Feb.10, 2004 meeting minutes. Minor changes were  
19 recommended. *Carol Spack moved to accept the minutes as transcribed with minor*  
20 *edits. Sue Bernstein seconded the motion. The vote was 3 in favor 0 opposed*

21 The Board reviewed the Feb. 24, 2004 meeting minutes. Minor changes were  
22 recommended. *Carol Spack moved to accept the minutes as transcribed with minor*  
23 *edits. Sue Bernstein seconded the motion. The vote was 3 in favor 0 opposed*

24 The Board reviewed the March 23, 2004 meeting minutes. Minor changes were  
25 recommended. *Carol Spack moved to accept the minutes as transcribed with minor*

1 *edits. Sue Bernstein seconded the motion. The vote was 3 in favor 0 opposed*

2 The Board reviewed the June 22, 2004 meeting minutes. Minor changes were  
3 recommended. *Ann Welles moved to accept the minutes as transcribed with minor*  
4 *edits. Carol Spack seconded the motion. The vote was 3 in favor 0 opposed*

5 The Board reviewed the June 15, 2004 meeting minutes. Minor changes were  
6 recommended. *Carol Spack moved to accept the minutes as transcribed with minor*  
7 *edits. Ann Welles seconded the motion. The vote was 3 in favor 0 opposed.*

8 **II. ANR for 62 & 64 Water Street**

9 In attendance for the applicant was James Hanrahan. Mr. Hanrahan explained to the  
10 Board that this is a ANR plan that recognizes a lot division that had existed in the  
11 town records for some time. This came about because the two current tenants wished  
12 to purchase the building separately. He stated that the Planning Board in 1971  
13 approved the plans and parking for these 2 lots which have remained in the same  
14 condition. The Town engineer did recommend endorsement of this application. There  
15 was a brief discussion between the Board and the applicant. *Sue Bernstein moved to*  
16 *approve the endorsement of a plan of land in Framingham the address being 62 &*  
17 *64 Water Street prepared for Generazio Realty Trust dated March 16, 2004. Ann*  
18 *Welles seconded the motion. The vote was 4 in favor 0 opposed.*

19 **III. Discussion, Water Supply Protection Overlay District**

20 In attendance Peter Sellers, Director of DPW. Jay Grande noted that there were two  
21 documents in the file relative to this topic doc # 992 and 993. The Board discussed the  
22 Ground Water Supply Protection Overlay District By-law with Peter Sellers. Peter  
23 Sellers gave a brief verbal presentation on the history of this by-law. Peter explained  
24 that this is the beginning to the long term effort to return the Birch Road Wells to the  
25 active status. He stated that they anticipated that if this process started this year the  
26 wells will hopefully be online in 7 or 8 years. He stated that this Ground water  
27 protection district is a needed addition to the by-law to help protect the quality of  
28 drinking water, and that all testing will be conducted in this area. Peter Sellers briefly

1 discussed the by-law with the Board as a preliminary review. Jay Grande noted that  
2 the Board has a public hearing tentatively scheduled for September 28, 2004 and that  
3 the Selectmen did vote to sponsor this article. The Board made general comments as  
4 they reviewed the draft.

5 **IV. Continued Public Hearing For Site Plan Review Approval, Special Permit For**  
6 **Use And Special Permit For Reduction In The Required Number Of Parking**  
7 **Spaces, Public Way Access Permit, Samuels & Associates., 350 Cochituate Road,**  
8 **Lowe's Home Supply**

9 In attendance for applicant: Paul Galvani, Rick Bryant,

10 In attendance for Town :Art Scarneo and Heather Monticup from GPI. The Board  
11 would like to hear from their 593 consultant before seeing the presentation by  
12 Lowe's. Jay Grande noted that Board members should refer to document #963.

13 Heather Monticup from GPI gave a brief explained as to where they stand on the  
14 Lowe's project. She stated that GPI reviewed the applicant's traffic study for  
15 conformance with the Framingham By-laws and presented a report to the Board.

16 Their initial concerns were traffic volumes, accident data, an additional intersection at  
17 Rt 9 and Rt 30 that should be studied, the location of Rt 30 front driveway, onsite  
18 circulation and needed easement on the north south connector. Rizzo Associates has  
19 responded to these issues and had provided additional needed information to GPI.

20 GPI is continuing with the review but want to receive input from the Board and  
21 Public before submitting the final report. Heather stated that GPI had some issues that  
22 need to be addressed before they can complete the final report. Those issues were  
23 access, onsite circulation, missing capacity analysis and mitigation. GPI was  
24 concerned with the exiting traffic from the driveway nearest the post office as well as  
25 the double right turn onto Rt 30. There was a brief discussion with the Board on  
26 these concerns. Concerns were raised about pedestrian safety on site in the parking  
27 lot. The applicant responded that there are crosswalks marked out. Other concerns  
28 were raised by the Board about the increase in traffic as a result of the project. Jay  
29 Grande was concerned that this store is still too big for the site. The applicant  
30 responded that although this isn't the smallest store they build, it is the smallest of the  
31 large stores that they build. Rick Bryant from Rizzo Associates addressed the some of

1 the issues raised by GPI. He stated that they will be working with all comments and  
2 GPI to address all the issues raised and come to a suitable solution. The Board  
3 reviewed with the applicant possible mitigation options. Signal equipment and or re-  
4 design at Rt 30 & Beacon Street, Rte 30 & North South Connector, Rte 9/Rt30  
5 intersection, OCP & Newbury Street, Rt 126 & Hardy Street, a contribution to the  
6 Cochituate Rail Trail and or the bus service were a few suggestions.

7 *This hearing is continued to Sept 13<sup>th</sup> at 8:00 and October 5, 2004 at 9:00*  
8

9 **V. ANR Plan 939 Edmunds Road**

10 In attendance was Drew Rogers and James Paolini.

11 This is an ANR plan to divide a lot located at 939 Edmunds Road. Engineering  
12 Department has recommended endorsement of this plan subject to a scenic road  
13 review. There was a brief discussion between the board members. *Ann Welles moved*  
14 *to recommend approval of the ANR subdivision plan for 939 Edmunds Road as*  
15 *depicted on this plan by Metrowest Engineering for James Paolini dated July 6,*  
16 *2004 Sue Bernstein seconded the motion. The vote was 5 in favor and 0 opposed.*  
17

18 **VI. Derby Street Extension – Covenant Contract**

19 Peter Barbieri stated that Town counsel had reviewed the contract and made minor  
20 changes. The Board members have the amended contract. *Sue Bernstein moved to*  
21 *approve the Covenant Contract for Derby Street Extension subdivision as indicated*  
22 *in document #989-04. Ann Welles seconded the motion. The Vote was 4 in favor 0*  
23 *opposed and 1 abstaining (Andrea Carr-Evans).*  
24

25 **VII. Continued Public Hearing for Special Permit for Use and Site Plan Review**  
26 **Approval, 1670 Worcester Road, Dunkin Donuts.**

27 In attendance for applicant were Paul Galvani, Babar Khan, Rick Bryant and Tom  
28 Simkins. Tom Stokes from Howard Stein and Hudson, Town traffic consultant was  
29 also present. Jay Grande noted that document # 991-04 is related to the Board's  
30 consultant's presentation. Tom Stokes gave a brief review of the traffic study  
31 conducted. He stated that they reviewed the original traffic study and site plan

1 provided by the applicant. He reviewed the memo that was presented to the Board.  
2 He suggested that one way traffic with 60 degree parking spaces would work better  
3 than the original design of the site. Tom Stokes stated that they felt that the shared  
4 parking with Motel 6 would work for both pedestrian and auto traffic. The applicant  
5 responded with a brief presentation of the revised plan which incorporated some of  
6 the issues raised by Tom Stokes. There was some conversation with the applicant in  
7 regards to the angled parking spaces and what would be lost. The Board all agreed  
8 that the angled parking would be a better design.

9 The Board still has some concerns about the traffic. The applicant felt that the queue  
10 for the drive through is sufficient to hold the vehicles and would not cause a problem  
11 to Rt 9. There was some discussion on the possibility of limiting the drive through  
12 menu should this become a problem. The Board was concerned with the pedestrian  
13 traffic from the Motel 6 and keeping people out of the line of traffic. Possible fencing  
14 and relocation of the sidewalk were suggested. The Board would also like to see the  
15 crosswalks constructed out of a different material other than the drive surface. Jay  
16 Grande suggested that the applicant return with an updated traffic and pedestrian  
17 plan. Tom Stokes will work with the applicant to fine tune the revised plan. The  
18 Board briefly discussed of the architecture of the building. Tom Simkins discussed  
19 the architecture of the building. He explained that they took into consideration the  
20 comments raised by the Board at previous meetings. He briefly touched on the  
21 exterior color scheme of the building as well as outside signage. The exterior of the  
22 building would be gray clapboard with white trim and asphalt roofing. The two  
23 biggest changes in this design are addition of another drive through window and more  
24 window surfaces. The Board would like the applicant to redesign the double drive  
25 through windows. The Board would like the awnings to be a solid royal plum color  
26 and not the striped.

27  
28 ***Sue moved that the Framingham Planning Board continue the meeting after***  
29 ***midnight. Carol Spack seconded the motion. The vote was 5 in favor and 0 opposed.***

30 Tom Simkins stated that he will try to incorporate the changes made by the board and  
31 will return with a revised plan. Jay requested that they submit the new plans to the

1 Board for review prior to the following meeting including a new landscaping plan.

2 *This hearing is to be continued to September 21, 2004 at 7:45.*

3  
4 **VIII. Member prerogatives**

5 Sue Bernstein stated that she made a few language changes to the Town Managers  
6 Act. She thought the Board should have some input on this. There was a brief  
7 discussion among the Board members.

8  
9 **IX. Meeting adjournment**

10 Andrea Carr-Evans *moved to adjourn. Ann Welles seconded the motion. The vote*  
11 *was 5 in favor 0 opposed.*

12 *Meeting adjourned at 12:45 pm.*

13  
14  
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16  
17 Respectfully submitted,

18  
19 Mary Reynolds  
20 Recording Secretary

21  
22 **\*\*THESE MINUTES WERE APPROVED WITH AMENDMENTS AT THE**  
23 **PLANNING BOARD MEETING OF**

24  
25  
26  
27 \_\_\_\_\_  
28 Thomas Mahoney, Chairman